

ADDENDUM NUMBER 1  
TO  
INVITATION FOR BID  
4-G-AL-0805AA  
PEACH417011001

600 Broad Street  
Gadsden, AL 35901

December 12, 2016

The purpose of this Addendum, dated December 12, 2016, is to notify all bidders and prospective bidders:

Property Description, Page 2, Paragraph 7, Requirements to Lease Back Space to the Government has been amended to include a requirement for the Purchaser/Lessor of the Property, at the Government's option, to lease back to the Government approximately 1,144 usable (2,020 rentable) square feet of office space currently in use by the Government on the first floor of the building with associated parking (Block B of the Lease). The Lease will be provided by the Government and will contain a Lease term from the date of conveyance through September 30, 2017, with estimated rental rates of:

<b>TERM</b>	<b>ANNUAL RENT AMOUNT</b>	<b>RATE PER RENTABLE SF</b>
Date of Conveyance thru 9/30/2017	\$17,816.40	\$8.82

The annual rental rate quoted is full service (shell and operating) and includes one parking space.

The Lease will provide that:

- The Government may terminate the Lease, in whole or in part, by providing not less than thirty (30) days' prior written notice to the Purchaser/Lessor.
- Purchaser/Lessor may not deviate from the proposed Lease terms and provisions and must be responsive to those terms. Purchaser/Lessor must agree to the specific terms of the lease that shall commence upon closing.
- The Purchaser/Lessor will be required to complete and submit for review the completed lease package thirty (30) days prior to conveyance.
- The terms of the Lease are non-negotiable and must be executed by the Purchaser/Lessor at closing along with a memorandum of Lease in recordable form if requested.

All other terms and conditions of the sale remain.